



201612230055

Skagit County Auditor \$75.00
12/23/2016 Page 1 of 3 11:23AM

When recorded return to:

Bernard W. Talmas
405 Township Road
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

THE GRANTOR(S) B&M Management, LLC. A Washington Limited Liability Company

for and in consideration of \$10.00 and good and other valuable considerations

in hand paid, conveys, and warrants to Bernard W. Talmas, A Single Man

the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL ATTACHED AS "EXHIBIT A"

Abbreviated Legal: Ptn Gov. LOT 2, 19-35-5 E W.M.

Land Title and Escrow

#01-160271

Tax Parcel Number(s): P39473

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165785
DEC 23 2016

Amount Paid \$ 6421.90
Skagit Co. Treasurer
By HB Deputy

UNOFFICIAL DOCUMENT

Dated: December 12, 2016

B&M Management, LLC., a Washington limited liability company

By: Elizabeth S. Mauden
Elizabeth S. Mauden, Managing Member
A. _____

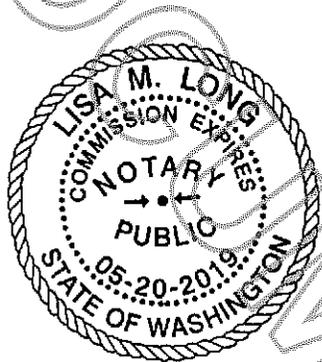
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Elizabeth A. Mauden

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Managing Member of B&M Management LLC. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-13-16

Lisa M. Long
Notary Public in and for the State of WA
My appointment expires: 5/20/2019



UNOFFICIAL INSTRUMENT

EXHIBIT A

DESCRIPTION:

That portion of Government Lot 2 in Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the East line of County road along West line of said lot with North line of County Road (Cemetery Road) along South line of said lot;
thence North along East line of said road to a point that is 186 feet North of South line of said lot and to the point of beginning of the Tract herein described;
thence continuing North along said road a distance of 120 feet, more or less, to a point that is 306 feet North of South line of said lot;
thence East parallel with Cemetery Road a distance of 107 feet, more or less, to West line of a Tract conveyed to Calvin A. Cole by Deed recorded under Auditor's File No. 626607, records of Skagit County, Washington;
thence South along said West line a distance of 120 feet, more or less, to a point in a line that is parallel with the North line of the Cemetery Road and intersects the true point of beginning;
thence West a distance of 107 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.